



District 6 Advisory Board Agenda

Monday, July 12, 2021 • 6:30 p.m.

Evergreen Recreation Center • 2700 N. Woodland, Wichita, KS 67204

Virtual Meeting Option • Zoom and Facebook Live

COVID-19 Update and Virtual Meeting Access Information

In-person DAB meetings have resumed; however, there may be limited seating to comply with county health department and CDC capacity guidelines. Mask wearing and social distancing rules will be enforced. The public also has the option to continue participating in DAB meetings virtually via the Zoom platform or to watch the meetings live on the [District 6 Facebook page](#). Residents also have the option to submit comments to be read into record via email to alopez@wichita.gov no later than 2 p.m. on the day of the meeting. Zoom meeting details are listed below.

Join Zoom meeting on a computer, tablet, or smartphone:

- Click on the link below and enter the meeting ID and passcode.
 - <https://zoom.us/j/96408279885?pwd=TDh1MWszNVliSnhKR2twZGZ1eGtjdz09>
 - Meeting ID: **964 0827 9885**
 - Passcode: **292682**
- Zoom may prompt people to download their free app, but the meeting is also accessible through a web browser.

Join Zoom meeting via telephone (audio only):

- Dial +1 312 626 6799 and enter the meeting ID and passcode listed above. Charges may apply.

Please note:

- Members of the public are asked to keep their device on mute until public comment is called for.
- Individuals do not need a Zoom account to join the meeting.
- [Click here](#) for more detailed instructions on joining a Zoom meeting.

Order of Business

- **Call to Order**
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Staff Reports

1. Wichita Fire Department

Staff will present District 6 fire statistics, discuss relevant safety topics, provide department updates, and answer questions.

2. Wichita Police Department

Community Policing Officers will present District 6 statistics and crime trends, discuss relevant safety topics, provide department updates, and answer questions.

3. Park & Recreation Department Report

Gentry Thiesen, Senior Management Analyst, Park and Recreation will provide updates for parks in District 6 and report on other activities taking place across the city.

4. Wichita Public Library Report

Library Staff will report on events and programs at the Evergreen Branch Library and the Advanced Learning Library.

Recommended Action: Receive and file.

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Public Agenda

This portion of the agenda provides an opportunity for citizens to present issues that are not part of the regular agenda for the meeting. There is a five minute time limit for each speaker.

5. Scheduled Items

There are no scheduled Public Agenda items this month.

6. Off-Agenda Items

Any individual present that did not request to speak on the Public Agenda prior to the meeting may speak at this time.

Recommended Action: Receive and file.

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New Business

7. Improvement to Broadway from 13th Street North to 21st Street North

Gary Janzen, City Engineer/Assistant, Director Public Works and Utilities Department, will present.

Background: On May 10, 2021 and the Wichita Bike and Pedestrian Advisory Board recommend using a portion of the bike and pedestrian multi-modal accommodation funding for improvements to Broadway from 13th to 21st Streets North. On May 11, 2021, the City Council approved funding for

bike and pedestrian multimodal accommodations. On June 14, 2021, the Wichita Bike and Pedestrian Advisory Board approved the preliminary design concept to convert Broadway to a three-lane roadway with on-street bike lanes.

Recommendations: Approve the lane reconfiguration concept.

Staff Memo: <https://rb.gy/lsvfct>

Attachment: <https://rb.gy/dxn3ei>

8. Northwest Water Treatment Facility

Bill Perkins, Capital Program Manager, Public Works and Utilities Department, will present an update on the Northwest Water Treatment Facility.

Recommended Action: Receive and file.

9. Single-Use Plastic Bag Impacts in the Wichita Area

Baylee Vieyra, Senior Management Analyst, Public Works & Utilities Department, will present.

The Plastic Bag Task Force was established on January 28, 2020 to assess and better understand the impact of single-use plastic bags in the Wichita area as well as explore possible mitigation strategies that best fit the Wichita community.

Plastic Bag Task Force members have met monthly to discuss, research, explore, and plan how to best quantify single-use plastic bag impacts, attitudes surrounding single-use plastic bags, and possible reduction methods. Some of the group's efforts include:

Developing outreach and education materials

Working with University of Kansas School of Medicine – Wichita thesis student on a community survey to assess single-use plastic bag perception and possible reduction methods

Working with the Wichita State University Environmental Finance Center to initiate a litter study in the Wichita area with the intent to determine the role of single-use plastic bags in the litter landscape

Conducting broader research regarding impacts of plastics on health and environment as well as legislation mitigating plastic bag usage in other communities

Creating outreach and education materials to share information learned with community leaders and residents.

A considerable amount of work has been accomplished since the task force was appointed last January, but members acknowledge much work is still required before a formal recommendation can be made to City Council members including:

- Assessment of multiple mitigation strategies
 - Pros/Cons evaluation
 - Economic impact study

The comments provided by DAB members, citizens, and various community groups could be used to direct future efforts of the task force.

Plastic Bag Task Force Memo: <https://rb.gy/yresoj>

Plastic Bag Task Force Presentation: <https://rb.gy/wq6rqk>

Recommended Action: Receive and file.

10.ZON2021-00033

Kathy Morgan, Senior Planner, Metropolitan Area Planning Department will present an application on behalf of Jerald McNabb (owner/applicant), David Key (contract purchaser), Baughman Company (Agent). The applicant is requesting the rezoning of five, unplatted parcels from SF-5 Single Family Residential to MF-18 Multi-Family Residential with a proposed Protective Overlay. The subject property is currently undeveloped and is generally located 1,100 feet east of Zoo Boulevard and 470 feet north of West Central Avenue. The applicant submitted the following proposed language for a protective overlay.

Protective Overlay:

1. The subject property shall be limited to all uses permitted by-right in the TF-3 Two-Family Residential zoning district, together with triplexes and fourplexes.
2. The subject property shall be limited to a maximum density of 14.5 dwelling units per acres.
3. All buildings shall be limited to a maximum height of 35 feet and two stories.

The desired outcome of the Protective Overlay also could have been achieved by requesting a zone change to TF-3 Two-Family Residential with a conditional use request for multi-family. Financially, it is more economical to request a zone change to MF-18 for multi-family residential development and restrict it with the proposed Protective Overlay. With a density cap set at 14.5 dwelling units per acre, the site could support up to 16 dwelling units. The applicant did not submit a site plant to depict how this density will be accomplished. The Protective Overlay permits two, three, and four-dwelling structures. The final density will be determined based on compliance with setbacks and off-street parking requirements. Section IV-C of the Unified Zoning Code (UZO) sets compatibility setbacks at twenty five-feet off of property lines that abut more restrictive residential zoning such as the SF-5 Single-Family zoning to the east and the TF-3-Two Family zoning to the west. Section IV-A of the UZO sets off-street parking standards. Two-family dwellings require one parking stall per dwelling unit. Three and four-dwelling unit structures are considered "Multi-Family" according to the UZO. Within Multi-Family, a one-bedroom unit requires 1.25 parking stalls per dwelling unit, and two-bedroom or larger unit requires 1.75 parking stalls per dwelling unit. The final off-street parking requirement will be determined by the make-up of the development.

Because the site is proposed to have multi-family development, it shall comply with screening standards of the Unified Zoning Code and landscaping standards of the Wichita Landscape Ordinance. Section IV-B of the UZO requires a minimum of a six-foot screening fence where abutting SF-5 or TF-3 zoning districts. The Wichita Landscape Ordinance requires a landscape buffer with a minimum of one shade tree per 40 linear feet along the same property lines. The Ordinance also requires a landscaped street yard and parking lot screening for this location because it is across the street from residential zoning. The applicant may be required to install parking lot trees depending on if the parking lot is 20 spaces or more. One shade tree is required per every 20 spaces.

Property north is zoned SF-5 and developed with single family dwellings. Property south is zoned LC Limited Commercial and developed with retail and office uses. Property east is zoned SF-5 and is developed with single family dwellings. Property west is zoned TF-3 with a conditional use (CON2009-00004) for multi-family development and is developed with duplexes with a density of 10.5 dwelling units per acre. Within one-quarter mile to the east is the presence of GO General Office zoning with medical offices and multi-family development.

RECOMMENDATION: Based upon the information available at the time the staff report was completed, staff recommends **APPROVAL** of the request subject to Protective Overlay #371

Recommended Language for Protective Overlay #371

1. The subject property shall be limited to all uses permitted by-right in the TF-3 Two-Family Residential zoning district, together with triplexes and fourplexes.
2. The subject property shall be limited to a maximum density of 14.5 dwelling units per acres.
3. All buildings shall be limited to a maximum height of 35 feet and two stories.

The recommendation is supported by the following findings.

1. **The zoning, uses and character of the neighborhood:** Property north is zoned SF-5 and developed with single family dwellings. Property south is zoned LC Limited Commercial and developed with retail and office uses. Property east is zoned SF-5 and is developed with single family dwellings. Property west is zoned TF-3 with a conditional use for multi-family development and is developed with duplexes with a density of 10.5 dwelling units per acre. Within one-quarter mile to the east is the presence of GO General Office zoning with medical offices and multi-family development. The proposed development is in character with the surrounding area.
2. **The suitability of the subject property for the uses to which it has been restricted:** The subject property is presently zoned SF-5 Single Family Residential and is undeveloped. The site could support single family residential uses. However, three of the parcels are exceptionally deep compared to their width.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** The re-zoning of the parcel to MF-18 with a protective overlay limiting the density to 14.5 dwelling units per acre and height of buildings will not detrimentally affect nearby properties. The applicable provisions of the Wichita Landscape Ordinance and screening standards in the Unified Zoning Code are designed to mitigate negative impacts high intensity uses abutting less intensive uses.
4. **Length of time the property has been vacant as currently zoned:** Historical aerial photographs show that former residential buildings were demolished between 2003 and 2006.
5. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The proposed rezoning is in conformance to the comprehensive plan. The Community Investments Plan (the Wichita-Sedgwick County Comprehensive Plan) includes the 2035 Wichita Future Growth Concept Map. The Map identifies the area in which the site is located to be primarily appropriate for Residential. This category is described as follows: *“Encompasses areas that reflect the full diversity of residential development densities and types typically found in a large urban municipality. The range of housing densities and types include... single family detached homes, semi-detached homes, zero lot line units, patio homes, duplexes, townhomes, apartments, and multi-family units....”*

In addition, the Wichita-Sedgwick County Comprehensive plan identifies the Established Central Area and recommends an Urban Infill Strategy for the Established Central Area. The Wichita: Places for People Plan provides recommendations for urban infill development in the Established Central Area. The subject site is located within the Established Central Area and identified as an “area of stability.” The Places for People Plan defines Areas of Stability as those *“areas of the ECA that exhibit less stress, or fewer economic, connectivity, and walkability issues. These areas should require fewer interventions and potentially less*

investment to maintain a viable development environment and community Improvements should be geared toward continuing the area’s momentum and strengthening the established context.” A development such as this aligns with the goals of the Plan for strengthening the established context of the area. A cohesive multi-family development will provide more overall investment on this site than several individual, single-family homes which would not be an efficient use of the parcels with excessive depth to width ratios.

- 6. **Impact of the proposed development on community facilities:** Development of the property would make use of existing community facilities and resources, and is not expected to exceed their capacity. Any improvements required to the public facilities to accommodate additional dwelling units will be determined at the time of platting. All public services are available to be extended to serve the property.

ZON2021-00033 Staff Report: <https://rb.gy/szbtcw>

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Board Agenda

11. Updates, Issues, and Reports

Reports from Council Member Cindy Claycomb and the DAB on any activities, events, resources, issues, or concerns in the neighborhoods, council district, and/or city.

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Adjournment

The next District 6 Advisory Board meeting is scheduled to be held at 6:30 p.m. on Monday, August 2, 2021 at the Evergreen Recreation Center, 2700 N. Woodland, Wichita, KS 67204. Residents also have the option to continue participating in DAB meetings virtually via Zoom or to watch them live on the [District 6 Facebook page](#). The Zoom meeting link, ID, and passcode for the next meeting remains the same and can be found on the first page of this agenda.

Visit the [District 6 webpage](#) for the most up-to date meeting information.

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